



Coconino County
Office of the County Manager
Director of Special Initiatives
219 E. Cherry Ave.
Flagstaff, AZ 86001-4695
Phone : (928) 779-6576
Fax: (928) 779-6893
E-Mail: landreani@coconino.az.gov

March 25, 2008

Dear Hashknife Trail District Members,

The purpose of this letter is to update all of you on the status of the Hashknife Trail County Improvement District. First I would like to give you a brief summary of events since our last communication.

The progress of the District was halted during 2006 and 2007 because the District was unable to reach agreement on the cost sharing formula of project costs. In August 2007 District Members reached an agreement on how to share the road improvement costs. The District Engineer's current estimated cost of the project is \$381,216.

The agreement was reached based on selection of Option #3, which had been presented to all District Members. This option allocates the assessment based on each parcel paying a weighted combination of per acre and per parcel cost. The option also included granting a cap in the amount of \$25,000 to Mr. John Vankat for his total road assessment cost. A copy of the road district assessments from this past summer based on Option #3 is included below.

Option 3: Each Parcel pays a weighted combination of per acre and per parcel cost

Assessment Number	Per Parcel Cost	Acres	Per Acre Cost	Total Acre Cost	Total Cost	Resulting Cost Per Acre	Owner
1	\$13,615	2.00	\$4,427	\$8,853	\$23,291	\$11,645	Clark
2	\$13,615	2.00	\$4,427	\$8,853	\$23,291	\$11,645	Clark
3	\$13,615	2.00	\$4,427	\$8,853	\$23,291	\$11,645	Doten
4	\$13,615	2.00	\$4,427	\$8,853	\$23,291	\$11,645	Duignan
5	\$13,615	4.99	\$4,427	\$22,088	\$25,000	\$5,010	Vankat
6	\$13,615	4.95	\$4,427	\$21,911	\$36,349	\$7,343	Jenners
7	\$13,615	5.02	\$4,427	\$22,221	\$36,659	\$7,303	Reidy
8	\$13,615	2.00	\$4,427	\$8,853	\$23,291	\$11,645	Barisickow
9	\$13,615	4.00	\$4,427	\$17,706	\$32,144	\$8,036	Despain
10	\$13,615	2.00	\$4,427	\$8,853	\$23,291	\$11,645	Murphy
11	\$13,615	2.00	\$4,427	\$8,853	\$23,291	\$11,645	Steffan
12	\$13,615	3.98	\$4,427	\$17,618	\$32,056	\$8,054	Tongen
13	\$13,615	3.45	\$4,427	\$15,289	\$29,727	\$8,607	Rozelle
14	\$13,615	2.67	\$4,427	\$11,806	\$26,243	\$9,840	Rozelle
Total		43.06			\$381,216		

At that time, an error was made on the number of acres remaining after Ms. Despain split her parcel. The agreement did not take into account that the Despain's parcel is 5.99 acres. The total area of the district is 45.09 acres. The change affects all parcels in the District. The revised table showing the accurate acres for each parcel and capping Vankat's contribution at \$25,000 is shown below.

Option 3: Each Parcel pays a weighted combination of per acre and per parcel cost

Allocation 0.5 0.5

Assessment Number	Per Parcel Cost	Acres	Per Acre Cost	Total Acre Cost	Total Cost	Resulting Cost Per Acre	Owner
1	\$13,701	2.00	\$4,441	\$8,883	\$22,583	\$11,292	Clark
2	\$13,701	2.00	\$4,441	\$8,883	\$22,583	\$11,292	Clark
3	\$13,701	2.00	\$4,441	\$8,883	\$22,583	\$11,292	Doten
4	\$13,701	2.00	\$4,441	\$8,883	\$22,583	\$11,292	Duignan
5	\$13,701	4.99	\$4,441	\$22,163	\$25,000	\$5,010	Vankat
6	\$13,701	5.00	\$4,441	\$22,207	\$35,908	\$7,182	Jenners
7	\$13,701	5.00	\$4,441	\$22,207	\$35,908	\$7,182	Reidy
8	\$13,701	2.00	\$4,441	\$8,883	\$22,583	\$11,292	Barisickow
9	\$13,701	5.99	\$4,441	\$26,604	\$40,305	\$6,729	Despain
10	\$13,701	2.00	\$4,441	\$8,883	\$22,583	\$11,292	Murphy
11	\$13,701	2.00	\$4,441	\$8,883	\$22,583	\$11,292	Steffan
12	\$13,701	3.99	\$4,441	\$17,721	\$31,422	\$7,875	Tongen
13	\$13,701	3.45	\$4,441	\$15,341	\$29,041	\$8,408	Rozelle
14	\$13,701	2.67	\$4,441	\$11,845	\$25,546	\$9,579	Rozelle
Total		45.09			\$381,215		

We were recently contacted by Ms. Despain. Ms. Despain requested that we cap her assessment based on the Option #3 estimate that was provided (\$32,144) in the July 2007 meeting. I am suggesting to the District that we proceed as quickly as possible with completing the rights-of-way process so that we can take advantage of a very competitive construction market. We just went out to bid on the North Stardust CID project and the bid came in at about 1/2 of the engineer's estimate. From my conversations with the bidders, I fully expect that if we can get an RFP out to the market quickly that competitive prices will still be in effect. I propose that you move ahead with signing the ROW documents and agree to let Despain's cap remain at \$32,144 until we see where the bids come in from the RFP. If the bids come in over the engineer's estimate, then we go back to the drawing board anyway. If they come in under, then it is likely that the district will be able to meet Despain's requirement. The alternative is for the road association to hold another meeting to reach agreement on the Despain cap. **PLEASE CONTACT ME IMMEDIATELY IF YOU ARE OPPOSED TO MY PROPOSITION (MOVE AHEAD WITH DESPAIN CAP).** If I hear a majority of complaints regarding my proposal, then I will let Justin know to schedule a meeting and I will ask the district engineer and ROW agent to stop all work until a decision is made by the district members.

Another issue that has arisen involves the end of the cul-de-sac where Clark's have developed a driveway. These changes (unknownst to us) are requiring that the District Engineer update the plans and cost estimate. The District and County Engineer are working to address the issue and provide a final cost update for the District Members. Again, the cost estimate may not be reflective of the market and thus unless the cost goes up substantially I would propose to move quickly with ROW completion. I know that several of you have requested to see plans and those will be forthcoming as soon as we finalize the changes due to Clark's driveway.

Once the plans have been provided to Sindy Berg, the County's Rights-of-Way (ROWs) Agent, she will continue to work with property owners in acquiring signed deeds or easements. I would also encourage you to immediately contact Sindy Berg, 928-526-2735, to complete your ROW document process so the district can proceed to the Resolution of Intention and then bidding out the project.

Sincerely,



Lucinda Andreani
Director of Special Initiatives